

ADDENDUM #1

October 25, 2021

Wake Forest Town Hall, Interior Alterations

For
Bid Documents

All Bidders and Plan Holders

Message: Bidders are hereby informed that the following additions, deletions, changes and/or clarifications supersede and supplement the Contract Documents for the above referenced project.

General

1. The Bid Opening date has been moved to Tuesday, November 2, 2021. The times and locations for submission stay the same.
2. The plans have been approved for a building permit. The Owner is responsible for permitting fees.
3. An updated Form of Proposal is attached. Note changes to the Base Bid and Alternate Bids including the number of calendar days for each.
4. Laborers associated with this project should not have contact with Wake Forest Town Hall staff with the exceptions of Mickey Rochelle, Joe Pennington, and the Building Inspections staff located on the Ground Floor. Any construction related issues should be addressed to Stephen Baxter.
5. No smoking is permitted on the Wake Forest Town Hall property.
6. Staging for this project is to be outside the building on the South end of the Ground Floor. Arrangements may be made for alternate dumpster locations before demolition work begins. No field office is required.
7. The interior alteration work is to take place during normal working hours. The General Contractor may make arrangements for weekend or after work hours if needed.
8. The General Contractor is to provide temporary toilet facilities for laborers outside at the South end of the Ground Floor. Laborers are not to use the toilet facilities inside the building.
9. The General Contractor may use the existing Owner's power and water for the alteration work.

Architectural

1. See the attached Carpet Replacement Plans. Areas to include carpet removal and replacement are highlighted. On the Ground Floor, add the Corridor between Work Room 014 and the Men's/Women's Showers. On the Third Floor, the existing carpet in Storage Room 315 is to remain.
2. Omit the Carpet Tile Allowance. Use the Carpet specification attached that includes the walk off carpet and the straight base.
3. The General Contractor will be responsible for removal and disposal of the existing carpet tile.
4. Phasing of the carpet removal and replacement is to take place by floor beginning with the Second Floor. Work away from the lobby in sections of office space and towards the lobby on each floor.
5. The Owner will remove and replace all computers, printers, plotters, and filing cabinets necessary for carpet removal and replacement.
6. The General Contractor shall be responsible for removal and replacement of all furniture, desks, and cubicles necessary for carpet removal and replacement. The existing casework located in Corridor 000 of the Ground Floor may remain unmoved.
7. Access must be maintained to the Reception Desk and the Customer Service Desk at the First Floor Lobby.
8. Door 010D has been reversed to swing out of Office 010D. See revised Architectural Sheet A-2 attached.
9. See the Aluminum Storefront specification attached. All new interior aluminum storefront frames are to match the color of the existing interior aluminum storefront.
10. No window treatments are included in this project. Any existing window treatments to be removed as part of the alteration work is to be coordinated with the Owner.
11. Painting is limited to affected areas of the partitions in the alteration from one corner to another at each end. Adjacent unaffected partitions are not required to be painted unless marked, damaged, or patched. Paint colors are to match existing.
12. D1/A7 Casework Elevations: the new reception window counter, work surface, backsplash, and middle support bracket is to be plastic laminate as selected by the Owner from samples provided by the GC.
13. The Chamber gallery seating manufacturer is Irwin Seating Company. These seats are to be removed for carpet replacement, and re-installed by the GC.

Mechanical

1. The floor vents are York MIT-A, MIT-G, and MIT-C.

Electrical

1. See the clouded power and lighting adjustments on the E Sheets attached.

Fire Protection

1. Per the Building Permit Review, fire alarm devices may need to be relocated on the Second Floor. The fire inspector will verify during construction.
2. Per the Building Permit Review, fire sprinkler shop drawings will need to be submitted separately when the sprinkler subcontractor is selected.

As a reminder, sealed bids are due by 3:00pm, November 2nd, 2021 at the Wake Forest Town Hall, 301 S. Brooks Street, Wake Forest, NC 27587 Meeting Rooms A and B if not delivered to Randy Driver at 234 Friendship chapel Road, Wake Forest, NC 27587 by 2:00 on October 26th, 2021.

Thank you,

Stephen T. Baxter,
Architect, PLLC

PROPOSAL FORM

Wake Forest Town Hall Interior Alterations

BID #0001-2021

The undersigned bidder affirms and declares that he has carefully examined all bidding documents and Instructions to Bidders which are acknowledged to be a part of this proposal, and agrees to provide all labor, materials, equipment, supervision, permits; abide by all local, state and federal laws, rules, regulations, and ordinances applicable to perform the work listed in the specifications and scope of work for the following sum to wit:

TOTAL BASE BID for the Second Floor including Carpet Removal and Replacement on the Ground Floor, First Floor, and Second Floor.

_____ Dollars \$ _____

Construction Duration from NTP (Calendar Days) _____

ALTERNATE BID #1 for the First Floor Alterations.

_____ Dollars \$ _____

Additional Construction Duration from NTP (Calendar Days) _____

ALTERNATE BID #2 for the Ground Floor Alterations.

_____ Dollars \$ _____

Additional Construction Duration from NTP (Calendar Days) _____

ALTERNATE BID #3 for the Third Floor Alterations including Carpet Removal and Replacement for this floor.

_____ Dollars \$ _____

Additional Construction Duration from NTP (Calendar Days) _____

Address technical questions about the project to the Project Architect:

Written questions received up to 5 days prior to bid opening will receive a proper response.

ITEM 1- Scope of Project

Interior Alterations to the Town Hall owned by the Town of Wake Forest to include general construction and finishes, electrical, fire alarm, and sprinkler system alterations, in accordance with the construction documents.

ITEM 2- Addenda

All addenda must be acknowledged in order for the proposal to be considered.

Addendum #1 _____

Addendum #2 _____

Addendum#3 _____

The Town of Wake Forest intends to award a contract to the overall lowest responsible, responsive bidder taking into consideration quality, performance, and the time specified in this bid. The Town of Wake Forest reserves the right to reject or all proposals and to make the award as deemed in the best interest of the Town of Wake Forest.

All bidders MUST complete and submit with their bid the enclosed Non-Collusion Affidavit of Prime Bidder.

SIGNATURE PAGE

The undersigned certifies that they have read and understood all the provided bidding documents, the project specifications, and agree to the terms and conditions stated herein.

This bid must be signed by a responsible official of the bidding organization and notarized.

(SEAL)

Date

Company

Authorized Signature

_____ Federal Identification #

Printed Name and Title

_____ Email Address

Street Mailing Address

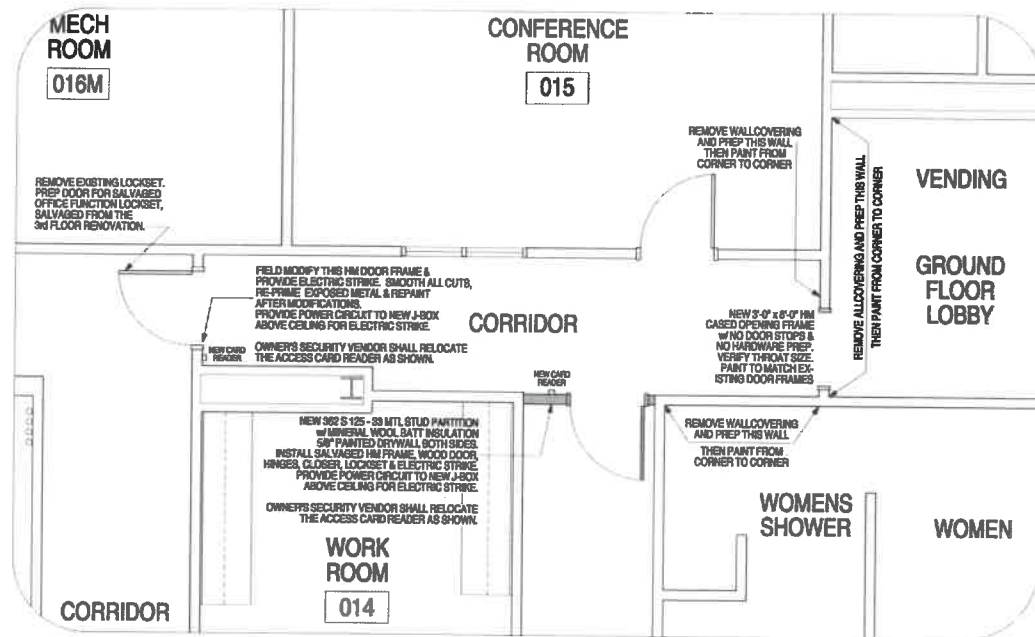
_____ City, State, Zip Code

Contactor's NC License No.

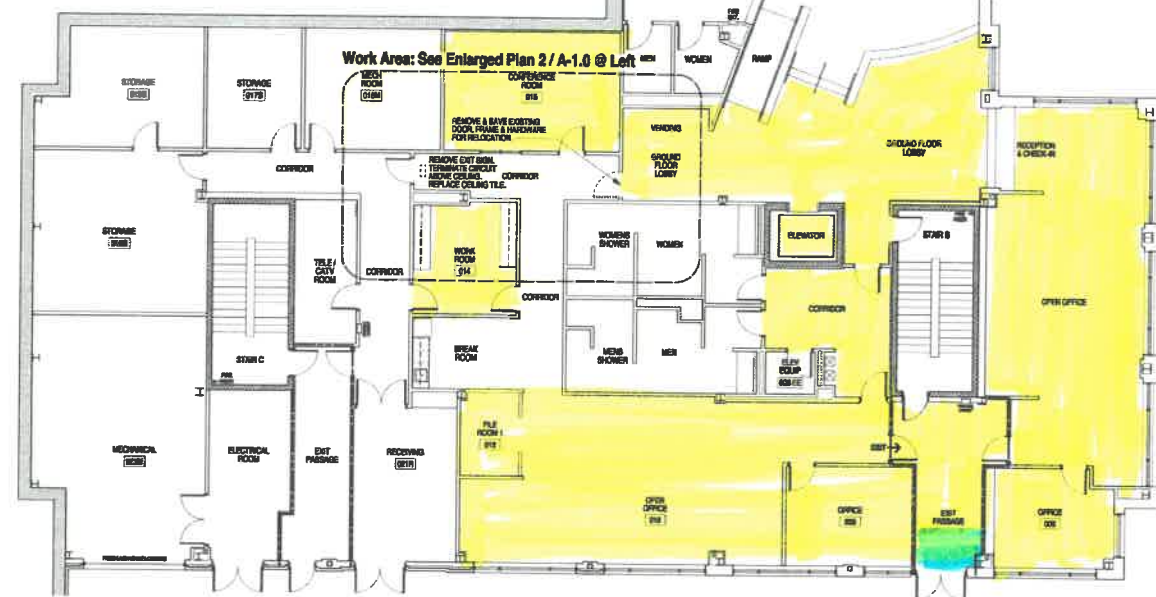
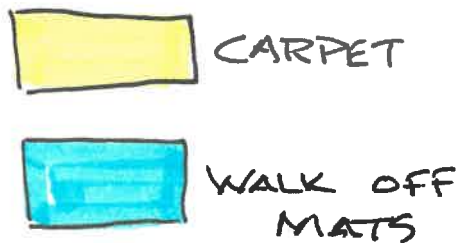
_____ Telephone Number

On this day of _____, 20____, before me _____(name) appeared and, being duly sworn, did execute the foregoing proposal, and did so state that he/she was properly authorized by _____(name of company) to execute the proposal and did so on his/her free act and deed.

Notary Public _____ My Commission Expires _____(SEAL)



2 Enlarged Plan Showing Proposed Work
Scale: 3/8" = 1'-0"



1 Overall Plan showing Demolition
Scale: 1/8" = 1'-0"

IMPORTANT:

THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND PROJECT CONDITIONS, AND SHALL PROMPTLY REPORT ANY DISCREPANCIES TO THE OWNER FOR A RULING, PRIOR TO ORDERING ANY PREPARED ITEMS OR COMMENCING WITH THE PROPOSED WORK.

THESE DRAWINGS WERE PREPARED FROM PDF VERSIONS OF THE ORIGINAL CONSTRUCTION DRAWINGS BY LITTLE ASSOCIATES ARCHITECTS, AND ARE NOT GUARANTEED ACCURATE. ONLY LIMITED FIELD VERIFICATION WAS PERFORMED. NEVERTHELESS IT CONFIRMS MANY AS-BUILT CONDITIONS DO NOT NECESSARILY CORRELATE WITH THE ORIGINAL CDS.



PROJECT:
Office Renovations at Wake Forest Town Hall
301 S. Brooks Street
Wake Forest, NC 27587
Owner's Representative:
Mickey Rochelle
mrochelle@wakeforestnc.gov
(919) 435-9433

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Hale Architecture, PC
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☒ FINAL - For Construction Use

DRAWN BY: **DMH**
CHECKED BY: **DMH**

ISSUE DATE:
October 4, 2017

REVISIONS:
1 November 4, 2017 -
Extensive changes to
Scope of Work. Earlier
version is null & void.

SHEET TITLE:
**Ground Flr.
Demolition
& Proposed
Work**

DRAWING SCALE:
as noted

SHEET NUMBER:
A-1.0



IMPORTANT:

THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND PROJECT CONDITIONS, AND SHALL PROMPTLY REPORT ANY DISCREPANCIES TO THE OWNER FOR A RULING, PRIOR TO ORDERING ANY PREFABRICATED ITEMS OR COMMENCING WITH THE PROPOSED WORK.

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PROJECT:
Office Renovations at Wake Forest Town Hall
301 S. Broad Street
Wake Forest, NC 27587

Owner's Representative:
Mickey Rochelle
mrochelle@wakeforestnc.gov
(919) 435-9455

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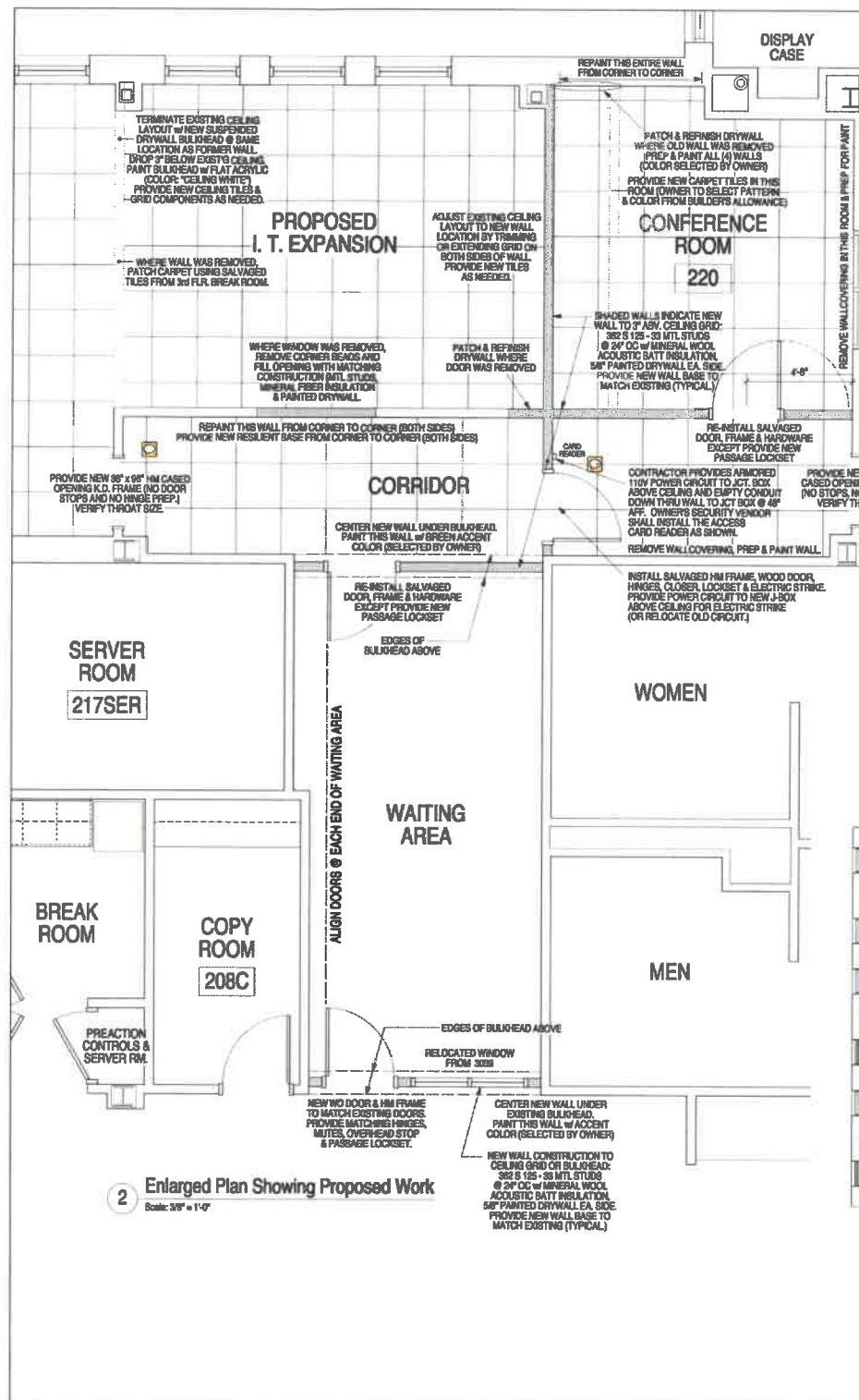
SHEET TITLE:
1st Floor Existing Conditions

DRAWING SCALE:
as noted

SHEET NUMBER:
A-1.1



1 Overall Plan (No Work on This Floor)
Scale: 1/8" = 1'-0"



2 Enlarged Plan Showing Proposed Work
Scale: 3/8\" = 1'-0"





ROOF BELOW

UPPER PORTION OF COMMISSIONERS MEETING CHAMBER

ROOF BELOW

ROOF BELOW

See Enlarged Plan 4 / A-1.3



SECTION 09680 – CARPET

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this section.

1.2 SUMMARY

- A. This Section includes:
 - 1. Carpet installation.

1.3 SUBMITTALS

- A. Product Data: For each type of carpet indicated. Include manufacturer's written data on physical characteristics, durability, and fade resistance.

Carpet Tile shall be Manufactured by Shaw Contract.

Installation: TBD

Contact: Michelle Parrish (919) 609-9033 michelle.parrish@shawcontract.com

- B. Samples for Verification: For each of the following products and for each color and texture required.
 - 1. Carpet: Full Tile Sample.
 - 2. Exposed Edge, Transition, and other Accessory Stripping: 12-inch-long Samples.
- C. Maintenance Data: For carpet to include in maintenance manuals. Include the following:
 - 1. Methods for maintaining carpet, including cleaning and stain-removal products and procedures and manufacturer's recommended maintenance schedule.
 - 2. Precautions for cleaning materials and methods that could be detrimental to carpet.
- D. Alternate Products: Products and/or manufacturers shall not be submitted without Architects prior approval.

PART 1 - PRODUCTS

1.1 CARPET TILE

A. Performance Characteristics: As follows:

Secondary Backing: EcoWorx Tile

Construction: Multi-Level Pattern Loop

Fiber: Eco Solution Q Nylon

Dye Method: 100% Solution Dyed

Tufted Weight: 28 oz/sy

Gauge: 1/10

Stiches Per Inch: 9

Product Size: 18"x 36", 9"x 36", 24"x 24"

Warranty: Lifetime Commercial Limited

Installation Method: Per Manufacturers Recommended Method.

1.2 PATH WALK OFF TILE

A. Performance Characteristics: As follows:

Secondary Backing: EcoWorx Tile

Style: Shaw Contract 5T411 Divvy or equal

Fiber: Eco Solution Q Nylon

Product Size: 24"x 24" (5.33)SY/Carton

Warranty: Lifetime Commercial Limited

Installation Method: Ashlar.

Carpet Tile shall be Manufactured by Shaw Contract or equal.

1.1.1 BASE

Wall Base shall be Shaw Contract 4"W x 120'L Toeless Wall Base, Style Number 179PE. Base shall be installed w/Shaw 166VS adhesive

or Shaw 141VS tube adhesive.

INSTALLATION ACCESSORIES

- B. Adhesives: Water-resistant, mildew-resistant, nonstaining, pressure-sensitive type to suit products and subfloor conditions indicated, that complies with flammability requirements for installed carpet tile and is recommended by carpet tile manufacturer for releasable installation.

1.4 QUALITY ASSURANCE

- A. Source Limitations: Provide each type of resilient flooring and accessories from a single manufacturer, including recommended primers, adhesives, sealants, and leveling compounds.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Exercise care during delivery and storage, handling to prevent damage or soiling. Damaged material will be rejected.
- B. Spaces in which the work of this Section is accomplished shall be closed to traffic while work is in progress and until such time as recommended by the installer to be otherwise.
- C. Comply with CRI 104, Section 5, "Storage and Handling."

1.6 PROJECT CONDITIONS

- A. Environmental Limitations: Do not install carpet until wet work in spaces is complete and dry, and ambient temperature and humidity conditions are maintained at the levels indicated for Project when occupied for its intended use.
- B. New concrete shall cure 30 days before carpet installation commences. Applicator shall use a Taylor Flooring Products Model #625 Calcium Chloride Moisture Test Kit [(303) 371-7667] in accord with manufacturer's printed instructions. Moisture levels shall be at or below 3 pounds prior to installing carpet.
- C. Floors must be free of dust, oils, grease, or other foreign matter. Building must be heated to a minimum 70 Degrees F. for at least 24 hours prior to installation with the relative humidity between 35% and 50%. Keep temperature at same level night and day during installation.
- D. Allow installation a minimum of 24 hours to cure before subjecting it to any traffic, moving of furniture, or other heavy equipment.

1.7 EXTRA MATERIALS

- A. Furnish extra materials described below, before installation begins, that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 - 1. Carpet: Full cartons equal to 5 percent of amount installed for each type indicated, but not less than 10 sq. yd.
 - 2. Provide 20 feet each of each type of trim.

PART 2 – PRODUCTS

2.1 INSTALLATION ACCESSORIES

- A. Floor Filler: Type and brand recommended by adhesive and carpet manufacturers.
- B. Carpet Adhesive: Water-resistant, mildew-resistant, non-staining type to suit products and subfloor conditions indicated and to comply with flammability requirements for installed carpet as recommended by the carpet tile manufacturer. Alternates shall not be excepted.

PART 3 – EXECUTION

3.1 EXAMINATION

- A. Examine subfloor surfaces to determine that dry, clean, and smooth.
- B. Concrete Subfloors: Verify that concrete slabs comply with ASTM F 710 and the following:
 - 1. Slab substrates are dry and free of curing compounds, sealers, hardeners, and other materials that may interfere with adhesive bond. Determine adhesion and dryness characteristics by performing bond and moisture tests recommended by carpet manufacturer.
 - 2. Subfloors are free of cracks, ridges, depressions, scale, and foreign deposits.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Verify that liquid adhesive removers were not used to remove existing floor adhesive. Remove all traces of adhesive remover to ensure proper adhesion of new carpet.
- B. Remove dirt, oil, grease and other foreign materials so surface is clean and dry.

- C. Fill cracks, depressions and other minor defects in concrete floors with floor filler to make surface true and uniform.
- D. Perform all other necessary work to put existing substrate in acceptable condition for installation of carpet.

3.3 INSTALLATION

- A. Comply with CRI 104, Section 9, "Direct Glue-Down Installation" and carpet manufacturer's written instructions.
- B. Install trim in maximum lengths, straight and secure, where carpet terminates.
- C. Apply adhesive over complete substrate with 1/8" x 1/8" notched trowel. Seal seams with seaming adhesive. Fit edges tight to vertical surfaces. Leave smooth in complete contact with adhesive and free of ripples or air pockets. Allow adhesive to properly set to ensure positive bond of carpet to substrate.

3.4 CLEANING AND PROTECTION

- A. Perform following operations immediately after installing carpet:
 - 1. Remove excess adhesive, seam sealer, and other surface blemishes using cleaner recommended by carpet manufacturer.
 - 2. Remove yarns that protrude from carpet surface.
 - 3. Vacuum carpet using commercial machine with face-beater element.
- B. Protect carpet against damage from construction operations and placement of equipment and fixtures during the remainder of construction period. Use protection methods indicated or recommended in writing by carpet manufacturer and carpet adhesive manufacturer.

END OF SECTION 09680

ANY EXISTING ACOUSTIC CEILING GRID OR TILE DAMAGED BY THE ALTERATION WORK ARE TO BE REPLACE TO MATCH EXISTING.



11. ALL BUSINESS TRANSACTION COUNTERS SHALL BE A.D.A. COMPLIANT WITH MIN. 36" WIDE COUNTER @ 36" A.F.F. MAX.

4. ~~=====~~ INDICATES ELEMENTS TO BE REMOVED.

 Δ_{-2}

A-2

SECTION 08 51 13
ALUMINUM WINDOWS

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Extruded aluminum windows with fixed glass panels.
- B. Factory glazing.

1.2 PERFORMANCE REQUIREMENTS

- A. Movement: Accommodate movement between window and perimeter framing and deflection of lintel, without damage to components or deterioration of seals.
- B. Section 09 90 00 – Painting and Coating: Field painting.

1.3 SUBMITTALS

- A. See Section 01 30 00 – Administrative Requirements, for submittal procedures.
- B. Product Data: Provide component dimensions, information on glass and glazing, and descriptions of hardware and accessories.
- C. Manufacturer's Installation Instructions: Include complete preparation, installation, and cleaning requirements.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Comply with requirements of AAMA CW-10.
- B. Protect finished surfaces with wrapping paper or strippable coating during installation. Do not use adhesive papers or sprayed coatings that bond to substrate when exposed to sunlight or weather.

1.5 FIELD CONDITIONS

- A. Do not install sealants when ambient temperature is less than 40 degrees F.
- B. Maintain this minimum temperature during an 24 hours after installation of sealants.

PART 2 - PRODUCTS

2.1 WINDOWS

- A. Interior Windows:
 - 1. Construction: Non-thermally broken.
 - 2. Glazing: Single, clear, transparent.

2.2 MATERIALS

- A. Extruded Aluminum: ASTM B 221 (ASTM B 221M), 6063 alloy, T5 temper.

2.3 FABRICATION

- A. Fabricate components with smallest possible clearances and shim spacing around perimeter of assembly that will enable window installation and dynamic movement of perimeter seal.
- B. Accurately fit and secure joints and corners. Make joints flush, hairline, and weatherproof.
- C. Prepare components to receive anchor devices.
- D. Arrange fasteners and attachments to ensure concealment from view.
- E. Factory glaze window units.

2.4 FINISHES

- A. Class II Natural Anodized Finish: AAMA 611 AA-M12C22A31 Clear anodic coating not less than 0.4 mils thick.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that wall openings and adjoining air and vapor seal materials are ready to receive aluminum windows.

3.2 INSTALLATION

- A. Install windows in accordance with manufacturer's instructions.
- B. Attach window frame and shims to perimeter opening to accommodate construction tolerances and other irregularities.

- C. Align window plumb and level, free of warp or twist. Maintain dimensional tolerances and alignment with adjacent work.
- D. Install operating hardware not pre-installed by manufacturer.

3.3 TOLERANCES

- A. Maximum Variation from Level or Plumb: 1/16 inches every 3 ft non-cumulative or 1/8 inches per 10 ft, whichever is less.

3.4 CLEANING

- B. Remove protective material from factory finished aluminum surfaces.
- C. Wash surfaces by method recommended and acceptable to sealant and window manufacturer; rinse and wipe surfaces clean.
- D. Remove excess sealant by moderate use of mineral spirits or other solvent acceptable to sealant and window manufacturer.

END OF SECTION

PLAN HEX NOTES

1.

RECONNECT TO EXISTING ROOM LIGHTING CIRCUIT.

2.

CONNECT TO EXISTING HALLWAY LIGHTING CIRCUIT AND CONTROLS.

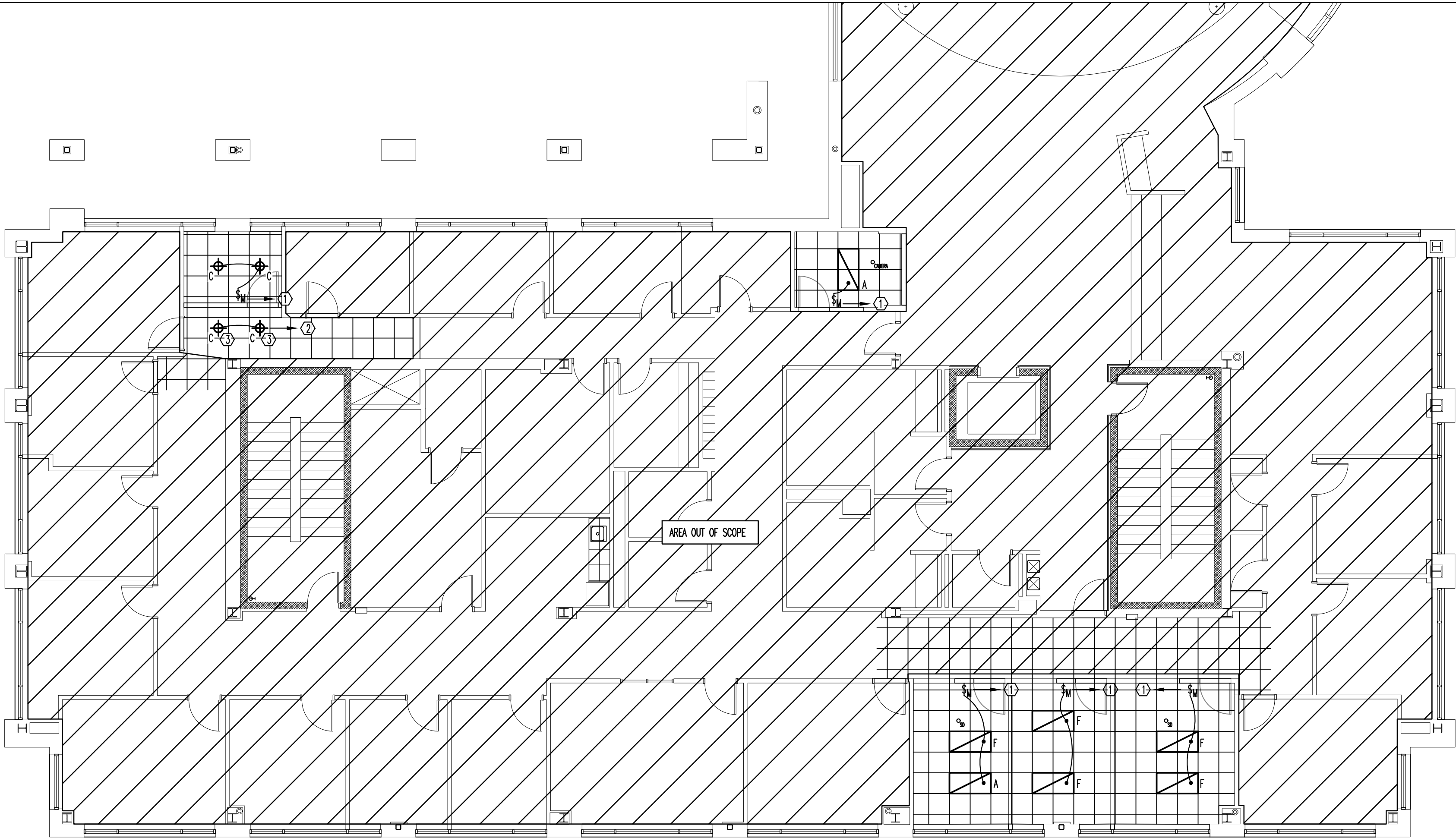
3.

RELOCATE EXISTING DOWN LIGHT TO LOCATION SHOWN.

LIGHTING LOADS

LIGHTING LOADS ADDED:

FIXTURE F ADDED: 6 FIXTURES @ 45 WATTS PER FIXTURE = 270 WATTS



LIGHTING PLAN - FIRST FLOOR - SCALE: 1/8" = 1' 0" 1

PLAN HEX NOTES

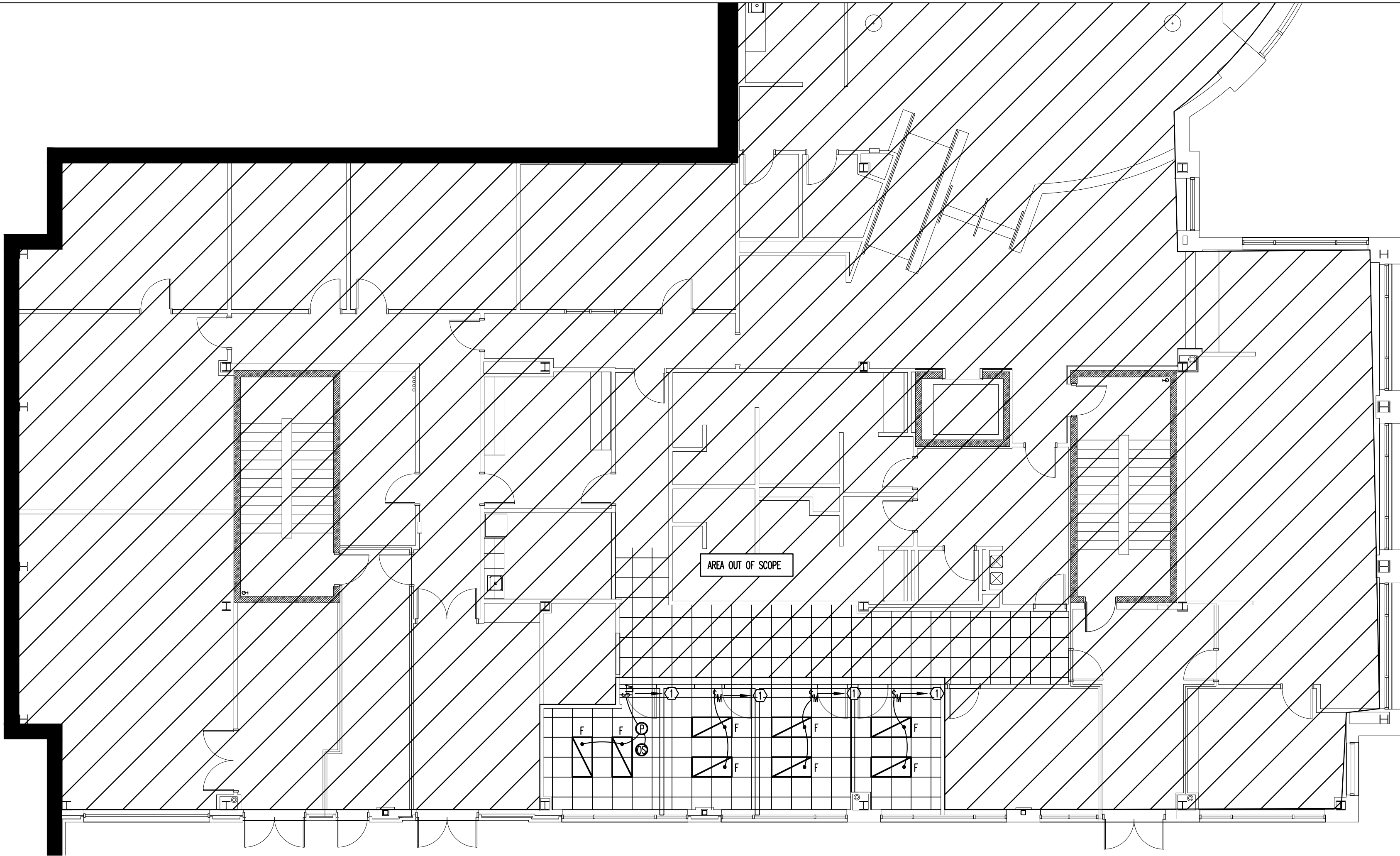
1.

RECONNECT TO EXISTING ROOM LIGHTING CIRCUIT.

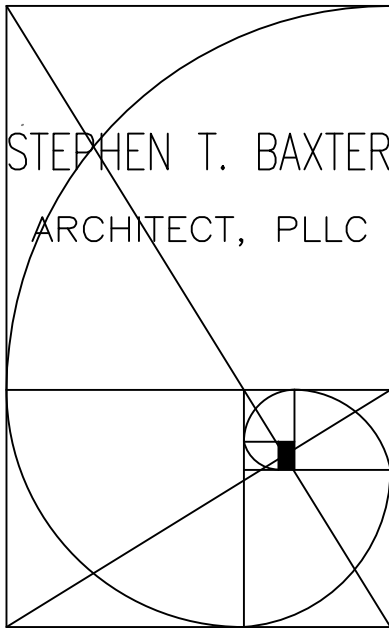
LIGHTING LOADS

LIGHTING LOADS ADDED:

FIXTURE F ADDED: 8 FIXTURES @ 45 WATTS PER FIXTURE = 360 WATTS

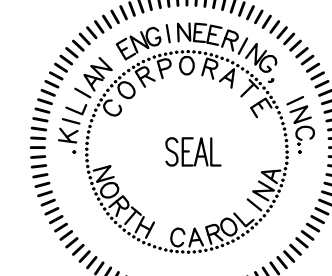


LIGHTING PLAN - GROUND FLOOR - SCALE: 1/8" = 1' 0" 2



8133 Holly Forest Road
Wake Forest, North Carolina 27587
Phone: (919) 819-1536

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required. Nominal dimensions may be used. Do
not scale drawings.
S-008



Consultants

Kilian
Engineering,
Inc.

PO Box 3301, Henderson, NC 27536 | www.kilianengineering.com
(P) 252.438.8778 | CORPORATE LICENSE C227

No.	Revision	Date
1	ISSUED FOR PERMITTING/CONSTRUCTION	9/17/2021
0	ISSUED FOR PERMITTING/CONSTRUCTION	9/17/2021
No.	Issued	Date

Checked By: KDC
KE PROJECT NO.: 21416 Drawn By: JBT
Client/Project
Town of Wake Forest
WAKE FOREST
TOWN HALL
INTERIOR ALTERATIONS

301 Brooks St., Wake Forest, NC 27587

Sheet Title
LIGHTING PLANS -
GROUND LEVEL & FIRST FLOOR

Project No. 21026 Scale AS NOTED
Revision Drawing No.

PLAN HEX NOTES

1.

ALL EXISTING POWER AND DATA IN ROOM TO REMAIN AS IS. NOT ALL POWER AND DATA MAY BE SHOWN.

2.

ALL POWER AND DATA IN HALLWAY TO REMAIN AS IS. NOT ALL POWER AND DATA MAY BE SHOWN.

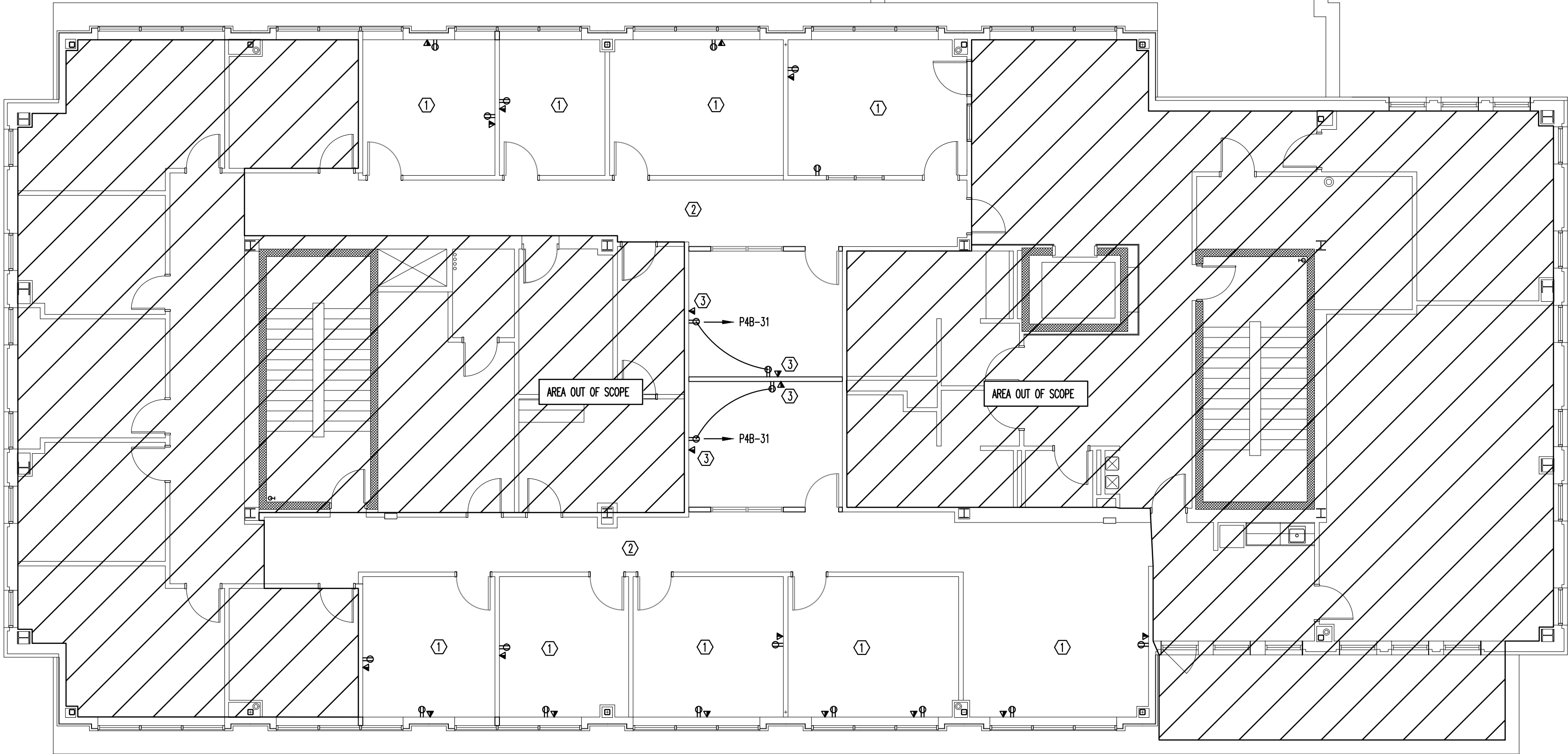
3.

NEW RECEPTACLE AND DATA JACK FOR OFFICE. VERIFY LOCATION WITH OWNER PRIOR TO INSTALL.

POWER LOADS

RECEPTACLE LOADS ADDED:

4 RECEPTACLES ADDED @ 180 WATTS PER RECEPTACLE = 480 WATTS ADDED



POWER PLAN - THIRD FLOOR - SCALE: 1/8" = 1' 0"

1

PLAN HEX NOTES

1.

ALL EXISTING POWER AND DATA IN ROOM TO REMAIN AS IS. NOT ALL POWER AND DATA MAY BE SHOWN.

2.

NEW RECEPTACLE CONNECT TO EXISTING POWER CIRCUIT OF REMOVED RECEPTACLES FROM ROOM.

3.

EXISTING RECEPTACLE TO REMAIN.

4.

EXISTING DATA JACK TO REMAIN.

5.

ALL POWER AND DATA IN HALLWAY TO REMAIN AS IS. NOT ALL POWER AND DATA MAY BE SHOWN.

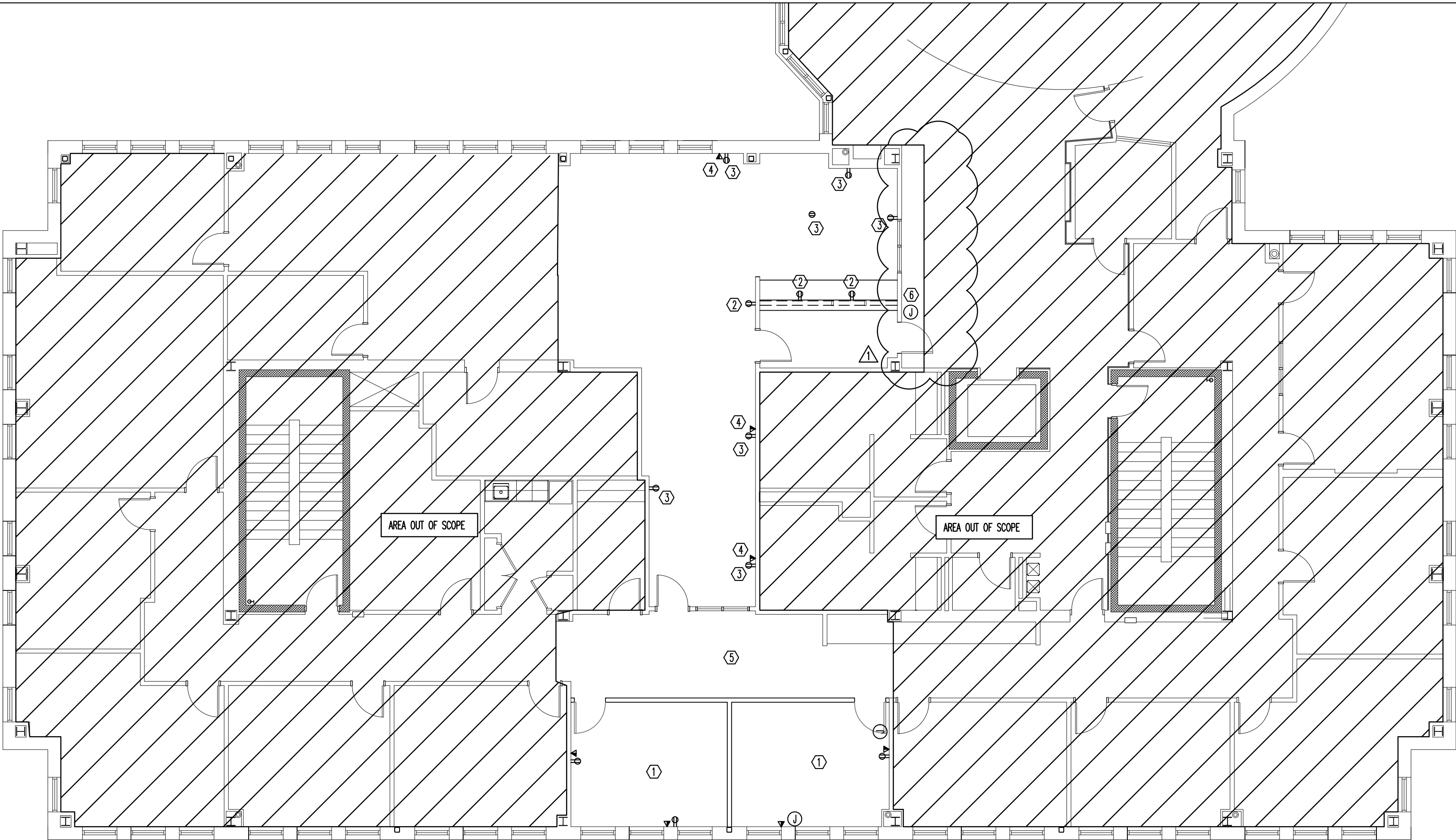
6.

PROVIDE JUNCTION BOX WITH 1" ACCESS CONDUIT FOR DOOR SECURITY EQUIPMENT.

POWER LOADS

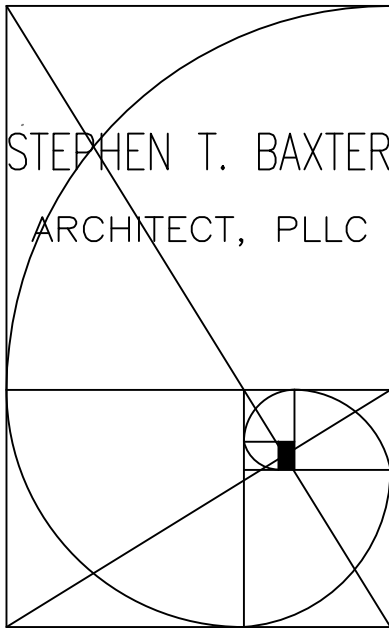
RECEPTACLE LOADS ADDED:

NONE



POWER PLAN - SECOND FLOOR - SCALE: 1/8" = 1' 0"

2



8133 Holly Forest Road
Wake Forest, North Carolina 27587
Phone: (919) 819-1536

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Consultants

Kilian Engineering, Inc.

PO Box 3301, Henderson, NC 27536 | www.kilianengineering.com
(P) 252.438.8778 | CORPORATE LICENSE C227

No.	Revision	Date
1	ISSUED FOR PERMITTING/CONSTRUCTION	9/17/2021
0	ISSUED	9/17/2021

Checked By: KDC
KE PROJECT NO.: 21416 Drawn By: JBT
Client/Project
Town of Wake Forest
WAKE FOREST
TOWN HALL
INTERIOR ALTERATIONS

301 Brooks St., Wake Forest, NC 27587

POWER PLANS -
SECOND & THIRD FLOORS

Project No. 21026 Scale AS NOTED
Revision Drawing No. E-4.2